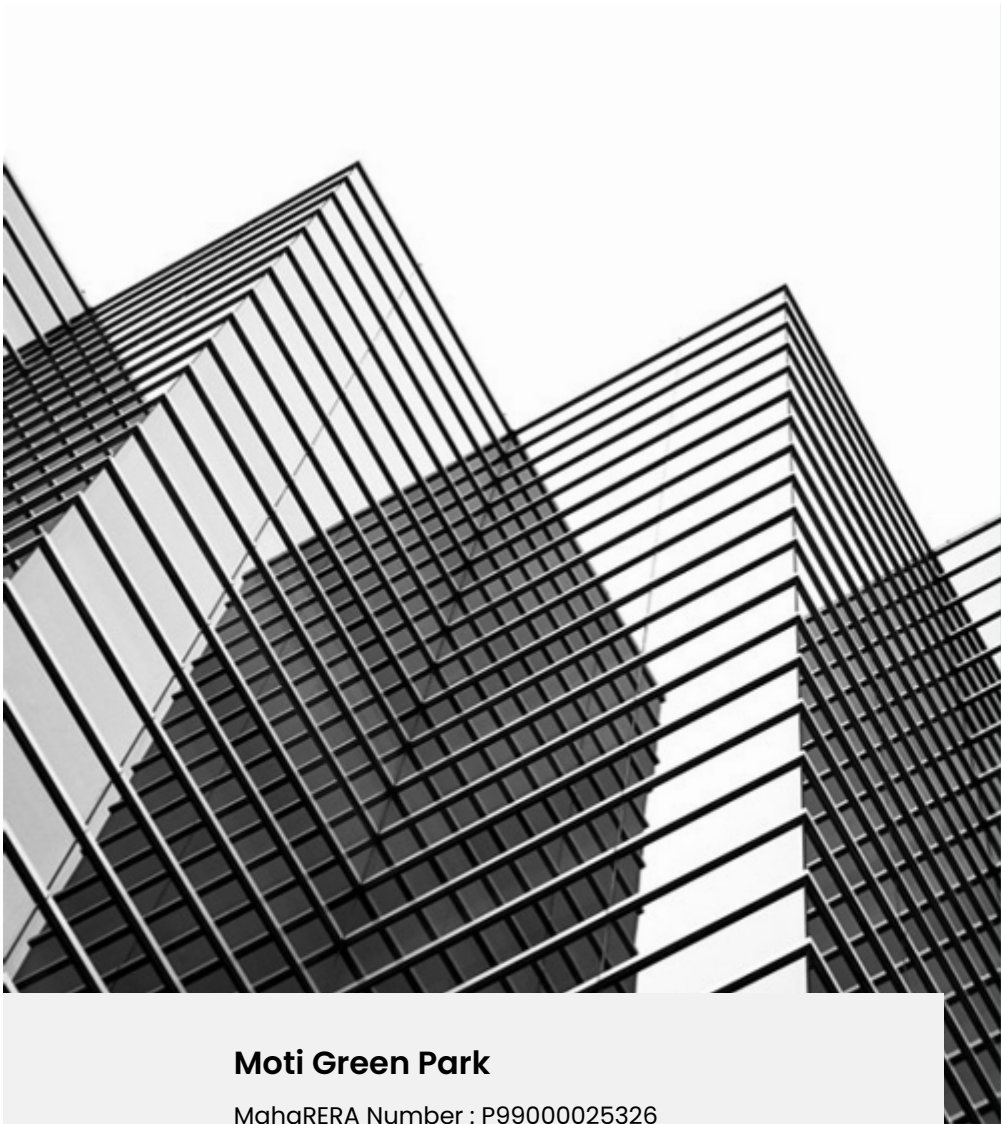


propscience.com

# PROP REPORT



**Moti Green Park**

MahaRERA Number : P99000025326



# Residential Projects in MMR

## WE HELP YOU MAKE THE INVESTMENT



Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

## LOCATION

Post Office	Police Station	Municipal Ward
Virar	NA	NA

### Neighborhood & Surroundings

The locality is semi cosmopolitan. A few communities and professions dominate the area. The locality is not prone to traffic jams. The air pollution levels are 124 AQI and the noise pollution is 0 to 50 dB .

### Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport, Mumbai, Maharashtra **58 Km**
- Virar Railway Station **2.5 Km**
- Virar Phata **12 Km**
- Sanjivani Hospital **2.5 Km**
- Rustomjee Cambridge International School (Virar Branch), 209, W, Plot PS, Off, Narangi Bypass Rd, Opp. Avenue H, Rustomjee Global City, Virar, Maharashtra 401303 **1.5 Km**
- Rockstar Nova Cinemaz, Ladku plaza, Agashi Rd, olanda naka, Bolinj, Virar West, Virar, Maharashtra 401301 **5 Km**
- D Mart Virar West **2 Km**

# LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	1

MOTI GREEN PARK

# BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

MOTI GREEN PARK

# PROJECT & AMENITIES

Time Line	Size	Typography
2023 Ready to move	8916 Sqmt	Villa

## Project Amenities

Sports	Multipurpose Court,Kids Play Area,Indoor Games Area
Leisure	Temple,Sit-out Area
Business & Hospitality	Clubhouse
Eco Friendly Features	Water Storage

MOTI GREEN PARK

## BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Moti Green Park	0	2	1	Villa	2
First Habitable Floor			Ground Floor		

## Services & Safety

- **Security** : Society Office,Maintenance Staff,Security System / CCTV,Security Staff
- **Fire Safety** : Sprinkler System
- **Sanitation** : There are nalas / contaminated water outlets near the project

MOTI GREEN PARK

FLAT INTERIORS

Configuration	RERA Carpet Range
Villa	772 – 832 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Safety door,Electrical Sockets / Switch Boards
Finishing	Luster Finish Paint,Double glazed glass windows

<b>HVAC Service</b>	Split / Box A/C Provision
<b>Technology</b>	Optic Fiber Cable
<b>White Goods</b>	Modular Kitchen,Water Purifier

MOTI GREEN PARK

# COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
Villa	--	--	INR 14800000 to 16000000

**Disclaimer:** Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
2%	7%	INR 95000
Floor Rise	Parking Charges	Other Charges
NA	NA	INR 200000

<b>Festive Offers</b>	The builder is not offering any festive offers at the moment.
<b>Payment Plan</b>	Construction Linked Payment
<b>Bank Approved Loans</b>	Axis Bank,HDFC Bank,ICICI Bank,Kotak Bank,LIC Housing Finance Ltd,PNB Housing Finance Ltd,SBI Bank

### Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

MOTI GREEN PARK

## PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	45
Connectivity	40

<b>Infrastructure</b>	78
<b>Local Environment</b>	80
<b>Land &amp; Approvals</b>	50
<b>Project</b>	82
<b>People</b>	39
<b>Amenities</b>	42
<b>Building</b>	65
<b>Layout</b>	63
<b>Interiors</b>	70
<b>Pricing</b>	50
<b>Total</b>	<b>59/100</b>

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MOTI GREEN PARK

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